F4

Memorandum

To: Hiawatha City Council

CC: Kim Downs, City Administrator

From: Patrick Parsley, Community Development Director

Date: 8/10/2017

Re: At risk building permit for Jay Murphy

The Community Development Department has received and reviewed house plans for 3029 Valley Court. This lot is in Rolling Prairie 3rd Addition which has not been final platted. We are not able to issue the permit because a final plat has not been approved by the City Council.

Given the Preliminary Plat and site plan have been approved, the improvements are installed and will be accepted as part of a developer's agreement and application has been made for the final plat; Community Development recommends the issuance of an at-risk building permit for the construction of this home **contingent upon the review and approval of the building plans.**

1930 St Andrews Ct NE
Cedar Rapids, IA 52402

Ph. (319) 393-8726
Fax (319)-393-6858

ALLTRANS, INC.

August 09, 2017

City Hall
101 Emmons St
Hiawatha, IA 52233

Honorable Mayor and City Council:

On behalf of Jay Murphy Homes, LLC, kindly grant us permission to submit an application for an "at Risk" building permit for the start of building a new house on the proposed Lot 5, Rolling Prairie Estates Third Addition to Hiawatha, Iowa, prior to City's acceptance of the final plat.

The Improvements for this subdivision have all been completed and inspected by City Staff. The Final Plat of said addition has been created and submitted to the City of Hiawatha staff for review. We will submit all documents necessary for final plat as soon as possible.

Sincerely;

Ghassan Halloush, PE

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING ISSUANCE OF AN "AT YOUR OWN RISK" BUILDING PERMIT TO START CONSTRUCTION ON A NEW RESIDENTIAL HOME AT 3029 VALLEY COURT IN ROLLING PRAIRIE ESTATES THIRD ADDITION

WHEREAS, Jay Murphy Homes, LLC, has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on a new residential home located at 3029 Valley Court in Rolling Prairie Estates Third Addition, and

WHEREAS, the Community Development Department has not approved the building plans for the construction of the new residential home located at 3029 Valley Court, and

WHEREAS, the contractor will be responsible to submit all necessary permits and documents including the building plans for review and approval by the Community Development Department before issuance of the "At Your Own Risk" Building Permit is granted, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to authorize the Community Development Director to issue and "At Your Own Risk" building permit to Jay Murphy Homes, LLC to begin construction on a new residential home located at 3029 Valley Court in Rolling Prairie Estates Third Addition, **contingent on meeting the following conditions: the Community Development Department must review and approve the building plans prior to the issuance of the "At Your Own Risk" building permit**.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 16th day of August, 2017.

_____
Bill Bennett, Mayor

ATTEST: _____
Kelly Kornegor, City Clerk